Expires 22/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0266/08 **Recommendation – Permit Application**

Site: **235 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **Garden shed** (retrospective)

The Application

The application site is a detached bungalow located on the corner of Harbour Way and Forthaven on Shoreham Beach. The property is dual frontaged to the front and rear and has a small yard on the southern corner side enclosed by 1.8 and 2 metre high brick walls. Retrospective permission is sought for a shed located in the south west corner of the yard. The shed is 2 metres by 3 metres with a shallow pitch to a height of 2.3 metres.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity
The shed is located on the south west side of the enclosed south side yard. As it is timber finished behind 1-8 and 2 metre high walls it is not readily apparent within the streetscene.

Residential Amenity
The shed is located away from neighbouring properties and has no impact on their amenity.

Recommendation

APPROVE for reason that :-

1PPi 'The development does not detract....and has taken place....It consequently does not conflict....'

(no conditions)

Case Officer:.....

Date:.....8/7/08.

CH